

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

---

**JOINT MEETING OF THE BOARDS OF DIRECTORS**

**APRIL 18, 2024**

---

**REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF  
HOUSTON, TEXAS**

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
AND  
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS  
NOTICE OF JOINT MEETING**

**TO: THE BOARD OF DIRECTORS OF THE OLD SIXTH WARD REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Old Sixth Ward Redevelopment Authority (the “Authority”) will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Thirteen, City of Houston, Texas (the “Zone”) on **Wednesday, April 17, 2024 at 5:30 P.M.** at the office of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2662 104 3713**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0a1a680206a51ca4fa3db846c88b1790>** to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters listed on the agenda below.

A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location will be open to the public during open portions of the meeting.

The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting. During a public comment period, any person may address the Board of Directors in person or via Webex, or dial US Toll free 1.855.282.6330, when prompted enter **Access Code 2662 104 3713**, or **click on the following link <https://bracewell.webex.com/bracewell/j.php?MTID=m0a1a680206a51ca4fa3db846c88b1790>**. For an electronic copy of agenda documents, please refer to the following link: <https://bracewell.sharefile.com/public/share/web-s0128f12c658c497d9119ad646b03497b>

Introductions and Meeting Guidelines.

1. Receive public comment.  
\*Members of the public are invited to speak during this portion of the agenda. If you would like to speak please contact the Authority/Zone by referencing the following email [Sherry Weesner sherry@old6wardtirz.org](mailto:sherry@old6wardtirz.org) and let us know before the meeting that you wish to speak.
2. Consent Agenda:
  - a. Minutes of the previous meetings:
    - i. The Authority; and
    - ii. The Zone.
  - b. Receive financial report summary, including account and fund activity statement, and investment report;
3. Reconstitute Board of Directors.
4. Administrator Report, including:
  - a. Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Studies;
  - b. Economic Impact Study; and
  - c. Presentation Houston Arts Alliance.
5. Financial Matters:
  - a. Authorize payment of invoices.
6. Projects and Engineering:
  - a. Discussion of Potential Projects List;
  - b. Discussion and possible authorization to submit Draft FY 2025 Budget and CIP to COH Economic Development for Public Works review and discussion; and
  - c. Engineering Consultant’s Report, including:
    - i. Edwards and Sawyer Multimodal Improvements;
      - (1) Project Update
    - ii. Intersection of Washington and Silver and North Memorial Way and Silver; and
      - (1) Street Signage replacement and Historic Marker– - update

- (2) Blue Tiles - update
    - iii. Hemphill:
      - (1) Project Update
    - iv. Upcoming projects;
  - d. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.
- 7. Communications and Public Engagement.
  - 8. Items for next meeting.
  - 9. Adjourn.

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.



---

Clark Stockton Lord  
Attorney for the Authority and the Zone

TAB 2.a.

MINUTES OF AUTHORITY

**MINUTES OF REGULAR MEETING  
OF  
OLD SIXTH WARD REDEVELOPMENT AUTHORITY**

February 21, 2024

The Board of Directors (the “Board”) of Old Sixth Ward Redevelopment Authority (the “Authority”), convened in regular session, open to the public, by telephonic or video conference, on the 21<sup>st</sup> day of February, 2024. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Patrick Hall	Director
Deanna E. Soria	Director
Jo Brunhamer	Director
David Hille	Director
Francis Snelgro	Director

All members of the Board of Directors were present, except Director Snelgro thus constituting a quorum.

Also present were Steve Hrcir, Engineering Consultant of HNTB, Mike Zientek Hill Day Public Relations; Grady Mapes and Stephanie Guillot of TxDOT; Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

Whereupon the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

**MEETING RULES**

Director Neisel reviewed the rules for the Board meeting.

**DETERMINE QUORUM: CALL TO ORDER**

Director Neisel then noted that a quorum was present and called the meeting to order.

## **PUBLIC COMMENT**

None

## **CONSENT AGENDA**

### **Approve Minutes**

The Board considered approving the minutes of December 18, 2023. Upon a motion brought by Director Brunhamer, seconded by Director Hall, the Board approved the December 18, 2023, minutes.

### **Financial Report Summary**

The Board reviewed the financial report summary, a copy of which is attached hereto as Exhibit “B”.

## **ADMINISTRATOR’S REPORT**

### **Houston Art Alliance Presentation**

This matter was deferred.

### **TXDOT Presentation**

The Board recognized Mr. Hrcir who reviewed project news that may impact the Authority, a copy of which is attached hereto as Exhibit “C”. He answered the Board’s questions regarding traffic noise, locations of roadways and/or exit that create traffic issues.

### **Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Studies**

Ms. Weesner reported that the Old Sixth Ward study and extension study was still in the ‘kick off’ phase.

### **Economic Impact Study**

Ms. Weesner reported that Goodman is working on an analysis for the study and will provide an update to the Board at the April meeting.

### **Preview of CIP Process**

Ms. Weesner reminded the Board of the CIP review process and stated she will bring her budget recommendations at the next meeting.

## **FINANCIAL REPORT**

### **Authorize payment of invoices**

Director Hall stated that the Finance Committee reviewed the financial invoices and recommended approval. Director Neisel stated that the Project Committee reviewed the project and construction invoices and recommended approval.

After discussion, Director Neisel moved that the Board approve the payment of the invoices. Director Lindsay seconded the motion, and the motion carried.

## **PROJECTS AND ENGINEERING**

### **Engineer's Report**

Mr. Macy presented the Engineer's Report, including the following projects: (i) update on Edwards and Sawyer project; (ii) Silver Street – Phase I Washington Avenue & Memorial Drive Intersection Modifications; and (iii) Hemphill Street Improvements, a copy of which is attached hereto as Exhibit "D".

### **Intersection of Washington and Silver and North Memorial Way and Silver**

Mr. Macy reported that the sign at the location has been damaged and he reviewed pricing for repairs and/or permitting for the potential to move the sign to a new location.

#### **Street Signage replacement and Historic Marker**

Mr. Macy reviewed a quote from Williams Architectural Signage and Consulting for seven (7) historic concrete markers, in the amount of \$16,883.31 and in the Engineer's Report. He answered the Board's questions and requested the Board's approval to award the contract. that the street signage replacement and historic markers

#### **Hemphill**

Ms. Weesner stated that the Authority/Zone can add another pay item not to exceed \$10,000 for an Arborist and tree preservation for the Hemphill project.

Upon a motion brought by Director Anello, seconded by Director Hall, the Board unanimously approved (i) the repair and adjusted angle of the sign to face toward Memorial Way; (ii) the contract with Williams Architectural Signage and Consulting for seven (7) historic concrete markers, in the amount of \$16,883.31; (iii) Engineer's Report; and (iv) the addition of a pay item not to exceed \$10,000 for an Arborist and tree preservation for the Hemphill project.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

The Board recognized Director Guercio who gave updates related to the website and requested any pictures of the community that can be added to the website.

**ITEMS FOR NEXT MEETING**

No additional items were noted.

*(signature page follows)*



---

Secretary

DRAFT

TAB 2.b.

MINUTES OF ZONE

**MINUTES OF REGULAR MEETING  
OF  
REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS**

February 21, 2024

The Board of Directors (the “Board”) of Reinvestment Zone Number Thirteen, City Of Houston, Texas (the “Zone”), convened in regular session, open to the public, by telephonic or video conference, on the 21<sup>st</sup> day of February, 2024. A quorum of the Board of Directors was physically present at the meeting location. Conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting, and the roll was called of the duly constituted officers and members of said Board, to wit:

Phil C. Neisel	Chair
Ann Guercio	Vice-Chair
Larissa Lindsay	Secretary
Claude Anello	Director
Patrick Hall	Director
Deanna E. Soria	Director
Jo Brunhamer	Director
David Hille	Director
Francis Snelgro	Director

All members of the Board of Directors were present, except Director Snelgro thus constituting a quorum.

Also present were Steve Hrcir, Engineering Consultant of HNTB, Mike Zientek Hill Day Public Relations; Grady Mapes and Stephanie Guillot of TxDOT; Kyle Macy and Ashley Sowards of Edminster Hinshaw Russ & Associates, (“Engineer”/ “EHRA”); Sherry Weesner of SMW Principle Solutions, (“Administrator”); Clark Lord and Tiffany Ehmke of Bracewell LLP, legal counsel.

Whereupon the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “A”.

**MEETING RULES**

Director Neisel reviewed the rules for the Board meeting.

**DETERMINE QUORUM: CALL TO ORDER**

Director Neisel then noted that a quorum was present and called the meeting to order.

## **PUBLIC COMMENT**

None

## **CONSENT AGENDA**

### **Approve Minutes**

The Board considered approving the minutes of December 18, 2023. Upon a motion brought by Director Brunhamer, seconded by Director Hall, the Board approved the December 18, 2023, minutes.

### **Financial Report Summary**

The Board reviewed the financial report summary, a copy of which is attached hereto as Exhibit “B”.

## **ADMINISTRATOR’S REPORT**

### **Houston Art Alliance Presentation**

This matter was deferred.

### **TXDOT Presentation**

The Board recognized Mr. Hrcir who reviewed project news that may impact the Authority, a copy of which is attached hereto as Exhibit “C”. He answered the Board’s questions regarding traffic noise, locations of roadways and/or exit that create traffic issues.

### **Washington Corridor and Old Sixth Ward/TIRZ 13 Phase 2 Studies**

Ms. Weesner reported that the Old Sixth Ward study and extension study was still in the ‘kick off’ phase.

### **Economic Impact Study**

Ms. Weesner reported that Goodman is working on an analysis for the study and will provide an update to the Board at the April meeting.

### **Preview of CIP Process**

Ms. Weesner reminded the Board of the CIP review process and stated she will bring her budget recommendations at the next meeting.

## **FINANCIAL REPORT**

### **Authorize payment of invoices**

Director Hall stated that the Finance Committee reviewed the financial invoices and recommended approval. Director Neisel stated that the Project Committee reviewed the project and construction invoices and recommended approval.

After discussion, Director Neisel moved that the Board approve the payment of the invoices. Director Lindsay seconded the motion, and the motion carried.

## **PROJECTS AND ENGINEERING**

### **Engineer's Report**

Mr. Macy presented the Engineer's Report, including the following projects: (i) update on Edwards and Sawyer project; (ii) Silver Street – Phase I Washington Avenue & Memorial Drive Intersection Modifications; and (iii) Hemphill Street Improvements, a copy of which is attached hereto as Exhibit "D".

### **Intersection of Washington and Silver and North Memorial Way and Silver**

Mr. Macy reported that the sign at the location has been damaged and he reviewed pricing for repairs and/or permitting for the potential to move the sign to a new location.

#### **Street Signage replacement and Historic Marker**

Mr. Macy reviewed a quote from Williams Architectural Signage and Consulting for seven (7) historic concrete markers, in the amount of \$16,883.31 and in the Engineer's Report. He answered the Board's questions and requested the Board's approval to award the contract. that the street signage replacement and historic markers

#### **Hemphill**

Ms. Weesner stated that the Authority/Zone can add another pay item not to exceed \$10,000 for an Arborist and tree preservation for the Hemphill project.

Upon a motion brought by Director Anello, seconded by Director Hall, the Board unanimously approved (i) the repair and adjusted angle of the sign to face toward Memorial Way; (ii) the contract with Williams Architectural Signage and Consulting for seven (7) historic concrete markers, in the amount of \$16,883.31; (iii) Engineer's Report; and (iv) the addition of a pay item not to exceed \$10,000 for an Arborist and tree preservation for the Hemphill project.

**COMMUNICATIONS AND PUBLIC ENGAGEMENT COMMITTEE REPORT**

The Board recognized Director Guercio who gave updates related to the website and requested any pictures of the community that can be added to the website.

**ITEMS FOR NEXT MEETING**

No additional items were noted.

*(signature page follows)*

---

Secretary

DRAFT

TAB 2.b.

BOOKKEEPER'S REPORT





**Monthly Financial Report Summary**  
**April Board Meeting**  
**Wednesday, April 17, 2024**

At the beginning of February, the Old Sixth Ward Redevelopment Authority (OSWRA) beginning Operating Fund Balance was \$4,949,133. During the months, OSWRA received \$20,223 mainly from money market interest. OSWRA processed \$310,213 in disbursements during the period. 94% of the disbursement related to payments to Traffic Systems Construction, Inc for Capital Improvement Projects (\$17,230), City of Houston (\$242,244) for 2024 Debt Payment, and Goodman Corp (\$30,599) for Consulting. The ending balance as of month end March 31, 2024 was \$4,679,765.

The invoices pending approval total \$58,908 See attached “Unpaid Bills Detail” Report on page 3.

Capital Improvement Project spending for the period totaled \$103,264. The funds were mainly spent towards the Hemphill Road Improvements. See page 4 for the “Capital Projects Detail” Reports.

During February, the opening balance for the Texas Class investment account was \$4,869,892. We received \$20,138 in interest (5.2520%) in February. During March, the opening balance for the Texas Class investment account was \$4,600,030. We received \$20,543 in interest (5.2566%) in March. The ending balance for March is \$4,620,574. See pages 4, for “Investment” reports.

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY**  
**General Operating Fund**  
 As of March 31, 2024

**BEGINNING BALANCE :** **\$ 4,949,133.40**

**REVENUE**

Money Market	84.62	Interest
Texas Class Investment	20,138.36	Interest
Money Market	78.32	Interest
Texas Class Investment	20,543.19	Interest

**Total Revenue** **40,844.49**

**DISBURSEMENTS**

ACH	Bracewell LP	3,419.45
ACH	Edminster Hinshaw Russ	2,782.50
ACH	Bracewell LP	1,532.00
ACH	City of Houston	242,244.33
ACH	The Morton Accounting Services	1,722.66
ACH	SMW Principle Solutions	3,787.50
ACH	Traffic Systems Construction, Inc	8,930.00
ACH	Prosperity Bank	12.23
ACH	Goodman Corp	30,599.25
ACH	The Morton Accounting Services	1,995.23
ACH	SMW Principle Solutions	4,774.80
ACH	Traffic Systems Construction, Inc	8,300.29
ACH	Prosperity Bank	112.99

**Total Disbursements** **310,213.23**

**ENDING BALANCE :** **\$ 4,679,764.66**

-

**March 31, 2024**

**Interest Rate                      Balance**

**LOCATION OF ASSETS**

Prosperity Money Market Account	52,916.77
Prosperity Bank Operating	6,274.24
Texas Class Investment	4,620,573.65

**Total Account Balance** **\$ 4,679,764.66**

**Old Sixth Ward Redevelopment Authority**  
**Unpaid Bills Detail**  
As of April 12, 2024

Type	Date	Num	Memo	Due Date	Open Balan...
<b>Edminster Hinshaw Russ &amp; Associates Inc</b>					
Bill	03/31/2024	102700	General Engineering Consultant - \$60,000 Through March 2024	04/10/2024	2,372.50
Bill	03/31/2024	102702	Preliminary Coordination for Hemphill Street Through March 2024	04/10/2024	19,440.00
Bill	03/31/2024	102701	Sawyer & Edwards Design & Bid Phase through March 2024	04/10/2024	1,468.76
Bill	03/31/2024	102699	Silver Street Phase I Engineering through March 2024	04/10/2024	5,661.94
Total Edminster Hinshaw Russ & Associates Inc					28,943.20
<b>Goodman Corporation</b>					
Bill	03/31/2024	3-2024-23	Economic Impact Study MAR 2024	04/10/2024	8,599.32
Total Goodman Corporation					8,599.32
<b>SMW Prinicple Solutions, Inc.</b>					
Bill	03/31/2024	1552	Administrative Consulting & Expenses March 2024	04/10/2024	4,989.00
Total SMW Prinicple Solutions, Inc.					4,989.00
<b>The Morton Accounting Services</b>					
Bill	03/31/2024	2547	March 2024 CPA Services	04/30/2024	1,360.00
Total The Morton Accounting Services					1,360.00
<b>Traffic Systems Construction, Inc.</b>					
Bill	03/31/2024	7177	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pay Req #1...	04/10/2024	15,016.65
Total Traffic Systems Construction, Inc.					15,016.65
<b>TOTAL</b>					<b>58,908.17</b>

**Old Sixth Ward Redevelopment Authority**  
**Capital Projects Detail**  
**February through March 2024**

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Capital Improvement Project</b>					
<b>T-1310 Hemphill Road</b>					
Bill	02/29/2024	102229	Edminster Hinshaw Russ & Ass...	Preliminary Coordination for Hemphill Street Through February 2024	46,350.00
Bill	03/31/2024	102702	Edminster Hinshaw Russ & Ass...	Preliminary Coordination for Hemphill Street Through March 2024	19,440.00
Total T-1310 Hemphill Road					65,790.00
<b>T-1320 Imp Silver St@ Wash&amp; Mem</b>					
Bill	03/31/2024	102699	Edminster Hinshaw Russ & Ass...	Silver Street Phase I Engineering through March 2024	5,661.94
Total T-1320 Imp Silver St@ Wash& Mem					5,661.94
<b>T-1322 Sawyer Street Multimodal</b>					
Bill	02/29/2024	102228	Edminster Hinshaw Russ & Ass...	Sawyer & Edwards Design & Bid Phase through February 2024	5,700.00
Bill	03/31/2024	102701	Edminster Hinshaw Russ & Ass...	Sawyer & Edwards Design & Bid Phase through March 2024	1,468.76
Total T-1322 Sawyer Street Multimodal					7,168.76
<b>T-1324 Silver Street Improv.</b>					
Bill	02/29/2024	7153	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pay Req #9 FEB 2024	9,627.06
Bill	03/31/2024	7177	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pay Req #10 MAR 2024	15,016.65
Total T-1324 Silver Street Improv.					24,643.71
Total Capital Improvement Project					103,264.41
<b>TOTAL</b>					<b>103,264.41</b>

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
 QUARTERLY INVESTMENT REPORT  
 MONTHLY FISCAL YEAR 2024  
 FEBRUARY 29, 2024**

Transaction Date		Government Texas Class		Activity
2/1/2024	Beginning Balance	\$ 4,869,892.10		
2/26/2024	Withdrawals	(290,000.00)		To Prosperity Money Market
2/29/2024	Deposits	-		
2/29/2024	Interest 5.2520%	20,138.36		
<b>2/29/2024</b>	<b>Ending Balance</b>	<b>\$ 4,600,030.46</b>		

*The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.*

Investment Officer: \_\_\_\_\_

**OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
 QUARTERLY INVESTMENT REPORT  
 MONTHLY FISCAL YEAR 2024  
 March 31, 2024**

Transaction Date		Government Texas Class		Activity
3/1/2024	Beginning Balance	\$ 4,600,030.46		
3/31/2024	Withdrawals			
3/31/2024	Deposits	-		
3/31/2024	Interest 5.2566%	20,543.19		
<b>3/31/2024</b>	<b>Ending Balance</b>	<b>\$ 4,620,573.65</b>		

*The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.*

Investment Officer: \_\_\_\_\_

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Prev Year Comparison**  
**July 2023 through March 2024**

	Jul '23 - Mar 24	Jul '22 - Mar 23	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
COH TIRZ Increment	86,248.88	0.00	86,248.88	100.0%
Interest Income Money Market	195,116.54	82,530.64	112,585.90	136.4%
<b>Total Income</b>	281,365.42	82,530.64	198,834.78	240.9%
<b>Cost of Goods Sold</b>				
<b>Capital Improvement Project</b>				
T-1310 Hemphill Road	74,561.25	0.00	74,561.25	100.0%
T-1317 Wash Ave Curb Sdwalk Reh	250.00	0.00	250.00	100.0%
T-1320 Imp Silver St@ Wash& Mem	35,961.69	17,180.66	18,781.03	109.3%
T-1322 Sawyer Street Multimodal	17,556.27	103,472.49	-85,916.22	-83.0%
T-1324 Silver Street Improv.	593,921.11	0.00	593,921.11	100.0%
<b>Total Capital Improvement Project</b>	722,250.32	120,653.15	601,597.17	498.6%
<b>Total COGS</b>	722,250.32	120,653.15	601,597.17	498.6%
<b>Gross Profit</b>	-440,884.90	-38,122.51	-402,762.39	-1,056.5%
<b>Expense</b>				
Bank Service Charges	151.91	363.53	-211.62	-58.2%
Interest Expense	41,496.22	0.00	41,496.22	100.0%
<b>Program and Project Consultatnt</b>				
Engineering Consultant	22,345.00	22,578.75	-233.75	-1.0%
Legal Fees	7,446.13	22,877.73	-15,431.60	-67.5%
Tax Consultants	1,959.00	1,947.00	12.00	0.6%
Program and Project Consultatnt - Other	79,737.97	13,000.00	66,737.97	513.4%
<b>Total Program and Project Consultatnt</b>	111,488.10	60,403.48	51,084.62	84.6%
<b>TIRZ Administration &amp; Overhead</b>				
Accounting Fees	15,137.73	9,600.00	5,537.73	57.7%
Administration Consultant	61,421.26	57,692.20	3,729.06	6.5%
Audit Fees	10,200.00	9,400.00	800.00	8.5%
Office Expenses	4,788.00	5,112.75	-324.75	-6.4%
<b>Total TIRZ Administration &amp; Overhead</b>	91,546.99	81,804.95	9,742.04	11.9%
<b>Utilities</b>	750.00	0.00	750.00	100.0%
<b>Total Expense</b>	245,433.22	142,571.96	102,861.26	72.2%
<b>Net Ordinary Income</b>	-686,318.12	-180,694.47	-505,623.65	-279.8%
<b>Net Income</b>	<b>-686,318.12</b>	<b>-180,694.47</b>	<b>-505,623.65</b>	<b>-279.8%</b>

## Old Sixth Ward Redevelopment Authority Balance Sheet Prev Year Comparison

04/11/24

Accrual Basis

As of March 31, 2024

	Mar 31, 24	Mar 31, 23	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Prosperity Money Market	52,916.77	186.94	52,729.83	28,206.8%
Prosperity Operating Account	6,274.24	49,916.33	-43,642.09	-87.4%
Texas Class Investment Acct 781	4,620,573.65	3,506,760.87	1,113,812.78	31.8%
<b>Total Checking/Savings</b>	4,679,764.66	3,556,864.14	1,122,900.52	31.6%
<b>Other Current Assets</b>				
Prepaid Insurance	1,820.92	1,663.71	157.21	9.5%
<b>Total Other Current Assets</b>	1,820.92	1,663.71	157.21	9.5%
<b>Total Current Assets</b>	4,681,585.58	3,558,527.85	1,123,057.73	31.6%
<b>TOTAL ASSETS</b>	<b>4,681,585.58</b>	<b>3,558,527.85</b>	<b>1,123,057.73</b>	<b>31.6%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	169,436.28	69,889.65	99,546.63	142.4%
<b>Total Accounts Payable</b>	169,436.28	69,889.65	99,546.63	142.4%
<b>Other Current Liabilities</b>				
Cert Of Obligation Current Prin	0.00	170,000.00	-170,000.00	-100.0%
Cert of Obligation Int Accrual	0.00	23,864.76	-23,864.76	-100.0%
<b>Total Other Current Liabilities</b>	0.00	193,864.76	-193,864.76	-100.0%
<b>Total Current Liabilities</b>	169,436.28	263,754.41	-94,318.13	-35.8%
<b>Long Term Liabilities</b>				
Certificate of Obligation	951,715.00	1,131,715.00	-180,000.00	-15.9%
<b>Total Long Term Liabilities</b>	951,715.00	1,131,715.00	-180,000.00	-15.9%
<b>Total Liabilities</b>	1,121,151.28	1,395,469.41	-274,318.13	-19.7%
<b>Equity</b>				
Fund Balance	-1,947,125.65	-1,947,125.65	0.00	0.0%
Unrestricted Net Assets	6,193,878.07	4,290,878.56	1,902,999.51	44.4%
Net Income	-686,318.12	-180,694.47	-505,623.65	-279.8%
<b>Total Equity</b>	3,560,434.30	2,163,058.44	1,397,375.86	64.6%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,681,585.58</b>	<b>3,558,527.85</b>	<b>1,123,057.73</b>	<b>31.6%</b>



**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2023 through March 2024**

Type	Date	Num	Name	Memo	Amount
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>COH TIRZ Increment</b>					
General	07/01/2023	CPA 202...	City of Houston.	City Increment unpaid at year end	-2,217,469.41
Deposit	07/05/2023		City of Houston.	Annual Increment	2,217,469.41
Deposit	09/06/2023		City of Houston.	Annual Increment	86,248.88
Total COH TIRZ Increment					86,248.88
<b>HISD TIRZ Increment</b>					
General	07/01/2023	CPA 202...	City of Houston.	City Increment unpaid at year end	-90,277.20
Deposit	07/05/2023		City of Houston.	Annual Increment	90,277.20
Deposit	09/06/2023		City of Houston.	Annual Increment	
Total HISD TIRZ Increment					0.00
<b>Interest Income Money Market</b>					
Deposit	07/31/2023			Interest	72.98
Deposit	07/31/2023			Interest	22,554.38
Deposit	08/31/2023			Interest	366.38
Deposit	08/31/2023			Interest	22,828.82
Deposit	09/30/2023			Interest	692.73
Deposit	09/30/2023			Interest	21,060.66
Deposit	10/31/2023			Interest	712.66
Deposit	10/31/2023			Interest	21,178.98
Deposit	11/30/2023			Interest	622.23
Deposit	11/30/2023			Interest	20,686.89
Deposit	12/31/2023			Interest	176.78
Deposit	12/31/2023			Interest	21,501.10
Deposit	01/31/2024			Interest	107.68
Deposit	01/31/2024			Interest	21,709.78
Deposit	02/29/2024			Interest	84.62
Deposit	02/29/2024			Interest	20,138.36
Deposit	03/31/2024			Interest	78.32
Deposit	03/31/2024			Interest	20,543.19
Total Interest Income Money Market					195,116.54
Total Income					281,365.42
<b>Cost of Goods Sold</b>					
<b>Capital Improvement Project</b>					
<b>T-1310 Hemphill Road</b>					
Bill	10/31/2023	100522	Edminster Hinshaw Russ & Associate...	Preliminary Coordination for Hemphill Street 08.28.23 - 10....	4,870.00
Bill	11/30/2023	100947	Edminster Hinshaw Russ & Associate...	Preliminary Coordination for Hemphill Street Through Nove...	990.00
Bill	01/31/2024	101730	Edminster Hinshaw Russ & Associate...	Preliminary Coordination for Hemphill Street Through Janu...	2,911.25
Bill	02/29/2024	102229	Edminster Hinshaw Russ & Associate...	Preliminary Coordination for Hemphill Street Through Febr...	46,350.00
Bill	03/31/2024	102702	Edminster Hinshaw Russ & Associate...	Preliminary Coordination for Hemphill Street Through Marc...	19,440.00
Total T-1310 Hemphill Road					74,561.25
<b>T-1317 Wash Ave Curb Sdwalk Reh</b>					
Bill	11/06/2023	1745665	Houston Public Works	Project 51501357 2106 Washington Ave # Row	125.00
Bill	11/06/2023	1817377	Houston Public Works	Project 51501357 2106 Washington Ave # Row	125.00
Total T-1317 Wash Ave Curb Sdwalk Reh					250.00
<b>T-1320 Imp Silver St@ Wash&amp; Mem</b>					
Bill	07/01/2023	98866	Edminster Hinshaw Russ & Associate...	Silver Street Phase I Engineering through 06.30.2023	3,363.19
Bill	08/31/2023	99213	Edminster Hinshaw Russ & Associate...	Silver Street Phase I Engineering through 07.31.2023	6,150.20
Bill	08/31/2023	99696	Edminster Hinshaw Russ & Associate...	Silver Street Phase I Engineering through 08.27.2023	11,801.45
Bill	09/30/2023	100043	Edminster Hinshaw Russ & Associate...	Silver Street Phase I Engineering through 09.22.2023	6,129.39
Bill	10/31/2023	100520	Edminster Hinshaw Russ & Associate...	Silver Street Phase I Engineering through 10.05.2023	2,855.52
Bill	03/31/2024	102699	Edminster Hinshaw Russ & Associate...	Silver Street Phase I Engineering through March 2024	5,661.94
Total T-1320 Imp Silver St@ Wash& Mem					35,961.69
<b>T-1322 Sawyer Street Multimodal</b>					
Bill	10/31/2023	100521	Edminster Hinshaw Russ & Associate...	Through October 2023	5,562.51
Bill	11/30/2023	100946	Edminster Hinshaw Russ & Associate...	Through November 2023	4,825.00
Bill	02/29/2024	102228	Edminster Hinshaw Russ & Associate...	Sawyer & Edwards Design & Bid Phase through February ...	5,700.00
Bill	03/31/2024	102701	Edminster Hinshaw Russ & Associate...	Sawyer & Edwards Design & Bid Phase through March 2024	1,468.76
Total T-1322 Sawyer Street Multimodal					17,556.27
<b>T-1324 Silver Street Improv.</b>					
Bill	07/01/2023	6882	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	123,471.33
Bill	07/31/2023	3912	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	175,060.54
Bill	08/31/2023	6924	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	145,732.20
Bill	10/04/2023	6966	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	40,383.79
Bill	10/31/2023	7021	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	67,399.25

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2023 through March 2024**

Type	Date	Num	Name	Memo	Amount
Bill	11/30/2023	7057	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	5,367.50
Bill	12/21/2023	7075	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	3,562.50
Bill	01/31/2024	7105	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	8,300.29
Bill	02/29/2024	7153	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	9,627.06
Bill	03/31/2024	7177	Traffic Systems Construction, Inc.	TIRZ Project No T-1324 Contract Amount \$607,607.00 Pa...	15,016.65
Total T-1324 Silver Street Improv.					593,921.11
Total Capital Improvement Project					722,250.32
Total COGS					722,250.32
Gross Profit					-440,884.90
<b>Expense</b>					
<b>Bank Service Charges</b>					
Check	07/15/2023			Service Charge	26.69
Check	02/15/2024			Service Charge	12.23
Check	03/15/2024			Service Charge	112.99
Total Bank Service Charges					151.91
<b>Interest Expense</b>					
Bill	03/01/2024	2024 Debt	City of Houston	2024 Debt Payment	41,496.22
Total Interest Expense					41,496.22
<b>Program and Project Consultatnt</b>					
<b>Engineering Consultant</b>					
Bill	08/31/2023	99214	Edminster Hinshaw Russ & Associate...	Through July 2023	3,630.00
Bill	08/31/2023	99688	Edminster Hinshaw Russ & Associate...	Through August 2023	2,527.50
Bill	09/30/2023	100042	Edminster Hinshaw Russ & Associate...	Through September 2023	2,157.50
Bill	10/31/2023	100523	Edminster Hinshaw Russ & Associate...	Through October 2023	3,935.00
Bill	11/30/2023	100945	Edminster Hinshaw Russ & Associate...	Through November 2023	2,097.50
Bill	12/31/2023	101246	Edminster Hinshaw Russ & Associate...	Through December 2023	2,782.50
Bill	01/31/2024	101729	Edminster Hinshaw Russ & Associate...	General Engineering Consultant - \$60,000 Through Januar...	732.50
Bill	02/29/2024	102227	Edminster Hinshaw Russ & Associate...	General Engineering Consultant - \$60,000 Through Februa...	2,110.00
Bill	03/31/2024	102700	Edminster Hinshaw Russ & Associate...	General Engineering Consultant - \$60,000 Through March ...	2,372.50
Total Engineering Consultant					22,345.00
<b>Legal Fees</b>					
Bill	08/31/2023	21963730	Bracewell LLP	General Legal through August 31, 2023	3,216.02
Bill	09/30/2023	21965322	Bracewell LLP	General Legal through September 30, 2023	1,132.66
Bill	10/31/2023	21967028	Bracewell LLP	General Legal through October 31, 2023	200.00
Bill	12/31/2023	21970944	Bracewell LLP	General Legal through December 31, 2023	642.70
Bill	02/29/2024	21974022	Bracewell LLP	General Legal through February 29, 2024	2,254.75
Total Legal Fees					7,446.13
<b>Tax Consultants</b>					
Bill	07/01/2023	60448	Equi-Tax, Inc.	July 2023 - June 30, 2024	1,959.00
Total Tax Consultants					1,959.00
<b>Program and Project Consultatnt - Other</b>					
Bill	11/30/2023	11-2023-72	Goodman Corporation	HSIP Submission FY23	11,875.00
Bill	01/31/2024	1-2024-68	Goodman Corporation	Economic Impact Study	30,599.25
Bill	02/29/2024	2-2024-51	Goodman Corporation	Economic Impact Study FEB 2024	28,664.40
Bill	03/31/2024	3-2024-23	Goodman Corporation	Economic Impact Study MAR 2024	8,599.32
Total Program and Project Consultatnt - Other					79,737.97
Total Program and Project Consultatnt					111,488.10
<b>TIRZ Administration &amp; Overhead</b>					
<b>Accounting Fees</b>					
Bill	09/30/2023	2475	The Morton Accounting Services	July, August, and September 2023 CPA Services	4,896.72
Bill	10/31/2023	2498	The Morton Accounting Services	October 2023 CPA Services	1,890.78
Bill	11/30/2023	2507	The Morton Accounting Services	November 2023 CPA Services	1,912.34
Bill	12/31/2023	2513	The Morton Accounting Services	December 2023 CPA Services	1,722.66
Bill	01/31/2024	2524	The Morton Accounting Services	January 2024 CPA Services	1,995.23
Bill	02/29/2024	2538	The Morton Accounting Services	February 2024 CPA Services	1,360.00
Bill	03/31/2024	2547	The Morton Accounting Services	March 2024 CPA Services	1,360.00
Total Accounting Fees					15,137.73
<b>Administration Consultant</b>					
Bill	07/31/2023	21961663	Bracewell LLP	Admin- Meeting through July 31, 2023	789.50
Bill	07/31/2023	1510	SMW Principle Solutions, Inc.	July 2023 Consulting	3,431.26
Bill	08/31/2023	1514	SMW Principle Solutions, Inc.	August 2023 Consulting	5,100.00
Bill	08/31/2023	21963729	Bracewell LLP	Admin- Meeting through August 31, 2023	4,140.00

**Old Sixth Ward Redevelopment Authority**  
**Profit & Loss Detail**  
**July 2023 through March 2024**

Type	Date	Num	Name	Memo	Amount
Bill	09/30/2023	21965314	Bracewell LLP	Admin- Meeting through September 30, 2023	3,204.00
Bill	09/30/2023	1520	SMW Principle Solutions, Inc.	September 2023 Consulting	5,137.50
Bill	10/31/2023	1522	SMW Principle Solutions, Inc.	October 2023 Consulting	5,062.50
Bill	10/31/2023	21967027	Bracewell LLP	Admin- Meeting through October 31, 2023	2,178.00
Bill	11/30/2023	21969318	Bracewell LLP	Admin- Meeting through November 30, 2023	536.20
Bill	11/30/2023	1531	SMW Principle Solutions, Inc.	November 2023 Consulting	3,075.00
Bill	12/31/2023	21970943	Bracewell LLP	Admin- Meeting through December 31, 2023	2,776.75
Bill	12/31/2023	1532	SMW Principle Solutions, Inc.	December 2023 Consulting	3,787.50
Bill	01/31/2024	21972547	Bracewell LLP	Admin- Meeting through January 31, 2024	1,532.00
Bill	01/31/2024	1539	SMW Principle Solutions, Inc.	January 2024 Consulting & Expenses	4,774.80
Bill	02/29/2024	21974020	Bracewell LLP	Admin- Meeting through February 29, 2024	4,596.00
Bill	02/29/2024	1545	SMW Principle Solutions, Inc.	Administrative Consulting & Expenses February 2024	6,311.25
Bill	03/31/2024	1552	SMW Principle Solutions, Inc.	Administrative Consulting & Expenses March 2024	4,989.00
Total Administration Consultant					61,421.26
<b>Audit Fees</b>					
Bill	09/30/2023	17788598	Carr Riggs & Ingram LLC	YE June 30, 2023 Audit - 94-02285	10,200.00
Total Audit Fees					10,200.00
<b>Office Expenses</b>					
Bill	11/01/2023	181	eLsqrd Media Group	Website Development and Graphic Design	4,788.00
Total Office Expenses					4,788.00
Total TIRZ Administration & Overhead					91,546.99
<b>Utilities</b>					
Bill	10/06/2023	1948016	City of Houston - Encroachment	2022 and 2023 Fee (October 2022 - October 2024)	250.00
Bill	10/06/2023	1948015	City of Houston - Encroachment	2022 and 2023 Fee (October 2022 - October 2024)	250.00
Bill	10/06/2023	1948014	City of Houston - Encroachment	2022 and 2023 Fee (October 2022 - October 2024)	250.00
Total Utilities					750.00
Total Expense					245,433.22
Net Ordinary Income					-686,318.12
<b>Net Income</b>					<b>-686,318.12</b>

TAB 6.c.

ENGINEERING REPORT



10011 Meadowglen Lane  
Houston, Texas 77042  
EHRAinc.com | 713.784.4500  
TBPE No. F-726 | TBPLS No. 10092300

## T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY ENGINEERING REPORT

**Date:** Through April 11, 2024

Date of Board Meeting: April 17, 2024

**Engineer:** Kyle Macy, P.E.

Signature

---

Agenda Item 6 c, Engineering

### c. **Engineering Consultant's Report**

#### i. Edwards and Sawyer Multimodal Improvements

1. UPDATE: Edwards and Sawyer  
Work Authorization No. T-1322 & 1325-WA1-2022-Sawyer & Edwards

The Edwards and Sawyer Street project pre-construction meeting was held on February 1<sup>st</sup>. The Notice to Proceed date was set for March 4<sup>th</sup>. The contractor also provided a preliminary construction schedule and began the construction submittal process with EHRA.

However, on Friday, March 1<sup>st</sup>, EHRA received direction from the City of Houston to place this project on indefinite hold due to design elements in the project. The contractor had already begun mobilization efforts and remained on standby for multiple weeks. Without updates from the City, the contractor moved onto another project until further notice.

**ACTION ITEM:** None at this time

#### ii. Silver Street – Phase I Washington Avenue & Memorial Drive Intersection Modifications

2. UPDATE: Silver Street – Phase I.  
Work Authorization No. 13-T-1324-WA1-2022-Silver

The final CPE streetlight was installed on February 7<sup>th</sup>. The final pedestrian push buttons and poles were installed on February 12<sup>th</sup>. The traffic signal was turned on March 8<sup>th</sup>. Final walkthrough is expected to occur in the coming weeks.

**ACTION ITEM:** None at this time

iii. Hemphill Street Improvements

1. UPDATE: Hemphill Street Reconstruction  
Work Authorization No. T-1310-WA1-2023

EHRA received updated topographic survey February 8<sup>th</sup>. Plan set design and production has begun. The 60% submittal to HPW is currently scheduled to be submitted in the coming weeks.

**ACTION ITEM:** None at this time

**NOTE:** For Active Work Authorizations Summary and General Timeline see attached Exhibits 1 and 2.

- d. Approve related pay estimates or change orders, work authorizations or other design, construction, or management contract administration items, and authorize other appropriate action.

Other matters, if any –

- i. T-1399 - Safe Intersection Crossing and Sidewalk Program –

EHRA and the TIRZ 13 Administrator are currently finalizing recommendations for this project.

**T.I.R.Z. NO. 13/OLD SIXTH WARD REDEVELOPMENT AUTHORITY  
WORK AUTHORIZATION SUMMARY - (THROUGH APRIL 11, 2024)**



**10011 Meadowglen Lane  
Houston, Texas 77042  
EHRAinc.com | 713.784.4500  
TBPE No. F-726 | TBPLS No. 10092300**

**EXHIBIT 1: Active Work Authorization SUMMARY**

CIP # & WA #	Current Phase	Description	Total Value	Spent	Percent Complete	Expected Bid Phase	Expected Completion
1324 & 13-T-1324- WA1-2022- Silver	Construction	Washington Avenue and Memorial Drive intersection modifications to install traffic signal at Washington & Silver Street and remove ramps at Memorial & Silver.	WA: \$38,000.00 Construction: \$607,607.00	WA: \$36,100 Construction: \$577,200	WA: 95% Construction: 95%	-	Q1 2024
1322 & 1325	Design & Bid	Edwards & Sawyer Multimodal Improvements to incorporate high comfort bike lanes, install LID sidewalk on the north side of Edwards Street, and construct 10-foot-wide multiuse path on the south side of Sawyer Street.	\$136,650.00	\$123,000.00	100%	Q4 2023	Q4 2023
1322 & 1325	Construction	Edwards & Sawyer Multimodal Improvements to incorporate high comfort bike lanes, install LID sidewalk on the north side of Edwards Street, and construct 10-foot-wide multiuse path on the south side of Sawyer Street.	WA: \$77,200.00 Construction: \$1,086,101.00	WA: \$3,000 Construction: \$	WA: 5% Construction: 0%	-	TBD
T-1310-WA1-2023	Design & Bid	Hemphill Street reconstruction to include sidewalk and storm water improvements.	\$205,900.00	\$55,000.00	30%	Q3 2024	Q2 2025

**EXHIBIT 2: Active Work Authorization ANTICIPATED TIMELINE**

<b>CIP 1324 – Silver Street – Phase I (Design &amp; Bid)</b>		
<b>Item</b>	<b>Date / Window</b>	<b>Description</b>
1	6/7/2021	Submitted DCR Intake Form to COH
2	6/10/2021	Received COH Memo stating DCR is not Required for Silver Street Phase I.
3	7/1/2021	Approval of WA No. WA1-2022-Silver.
4	10/5/2021	Submitted 60% Plans to the COH
5	12/2/2021	Submitted 90% Plans to the COH
6	9/19/2022	Received bids from contractors.
7	2/8/2023	Contract execution.
8	4/17/2023	Construction hold pending traffic signal items.
9	6/8/2023	Construction Mobilization
10	8/9/2023	Active Construction – Traffic Signal Installation
11	9/14/2023	Active Construction – Intersection Improvements at Washington & Traffic Signal Installation
12	10/12/2023	Active Construction – Final Traffic Signal Wiring & Conduit Tests & Center Point Street Light Removal.
13	12/14/2023	Active Construction – Final CPE & Pedestrian Signal Installations
14	2/15/2024	Active Construction – HPW Inspections for Signal Turn On & Project Close Out
15	4/11/2024	Final Project Close Out.



<b>CIP 1322 &amp; 1325 – Sawyer &amp; Edwards (Construction)</b>		
<b>Item</b>	<b>Date / Window</b>	<b>Description</b>
1	4/11/2024	Project on Hold per City of Houston.

<b>CIP 1310 – Hemphill Street</b>		
<b>Item</b>	<b>Date / Window</b>	<b>Description</b>
1	4/11/2024	60% Design Plan Production.